



### 319 MONACO DRIVE UNIT 8, Punta Gorda, FL, 33950

Condo

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1765 A/C & 2324.00 Total

Neighborhood: Burnt Store Isles, BSI Golf Course, Punta Gorda

Prior Taxes: \$ 4,539

Water View:

Year Built: 2007

MLS: C7490881

Listed By: RE/MAX ANCHOR OF MARINA PARK

Welcome to Villa Grande at Burnt Store Isles. A spacious three bedroom two bath villa with many updates including a NEW TILE ROOF. Soaring vaulted ceilings throughout the main living areas adds to the allure along with new Luxury Vinyl Plank flooring in all three bedrooms and closets. The open floor plan allows for creativity with furniture arrangement. The kitchen has plenty of storage with tall

refreshed cabinets, Corian Countertops, tiled backsplash, recessed lighting and a generous pantry closet. Just off the kitchen is your laundry room that also serves as an entry from the garage with utility sink, washer and dryer (included) cabinets and storage closet. The 26'x14' Living Room is more than enough space for oversized furniture and a formal dining area, if desired, with a view to the lanai with remote controlled ceiling fan, new screen and custom tiled floor. The primary Bedroom offers ceiling fan with remote, accent wall, an En-Suite Bathroom with double vanities, linen closet, large walk-in shower, refreshed cabinets with granite tops, new sinks, faucets and commode. The attached Primary closet is sure to please, also with new Vinyl Plank flooring and tons of space. The middle bedroom currently serves as just that, and is located off the main living area with pocketing double doors, soaring ceiling and new Vinyl Plank flooring. Use as a bedroom, den, home office or formal dining. The guest bathroom is nestled between the two guest rooms and also has been updated with a refreshed vanity, granite top, new sink, faucet and commode. Lastly the third bedroom, again with new Vinyl plank flooring, ceiling fan and generous walk in closet. This unit is also equipt with a whole house water filtration/softener system as well a Reverse Osmosis drinking water faucet in the kitchen. Other updates include newer AC, water heater and garbage disposal (all approx 2 years ago) and all new garage door springs with remote and key pad. The garage floor has been freshly coated and houses the units Hurricane Shutters. The interior is painted in soft colors and decorated in coastal decor. ALL FURNISHINGS AVAILABLE separately, right down to the kitchen wares, bed linens, towels, tvs and furniture making a transition into a second or seasonal home a breeze! Current owner has maticulously updated and maintained this Villa and it's ready for a new owner to enjoy. Never worry about anything outside as the HOA maintains the exterior and all grounds including the beautiful community salt water pool heated to a perfect 88 degrees year round. Located in close proximity to shopping, restaurants, area boat ramps, several golf courses and lets not forget the beautiful beaches of the Gulf. Come enjoy the good life here is SWFL!